

# Arlington Historic District Commissions

May 25, 2017  
Whittemore Robbins House

## AGENDA

8:00pm

1. AHDC Meeting Opens
2. Appointment of alternate Commissioners
3. Approval of draft minutes from April 27, 2017
4. Communication
  - a. Application from 34 Jason Street for COA for stair replacement
  - b. Application from 187 Lowell Street for COA for new garage
  - c. Calls re: roof replacement options – advised procedure
  - d. Documentation for hearings from applicants via emails
  - e. Email for window clarification from owner 17 Jason St
  - f. Email for replacement of wood gutters with fiberglass gutters for 45 Westmoreland Ave. (Rodger)
  - g. Email re: types of windows from applicant (39 Russell) and response from S. Makowka
5. New Business

Hearings (typically last around 20 minutes per application) 8:20pm

  1. Continuation of Formal Hearing re: Lot 1A Westminster Ave. (Kuhn) (located between 37 and 51 Westminster Ave.) for construction of new single family house
  2. Formal Hearing re: 27 Maple Street driveway reconstruction (J. Raitt – Planning Dept.)
  3. Formal Hearing re: 16 Central Street (Piechota) re: replacement of stairs, balusters and railings
  4. Formal Hearing re: 39 Russell Street (Donegan) re: window changes
  5. Formal Hearing re: 4 Westmoreland Ave. (Callaghan) re: removal of original “duck house” and replacement with new shed – withdrawn per applicant, repairing with like matching materials now
  6. Formal Hearing re: 187 Lowell St. (Grinnell) re: new garage
  7. Informal Hearing re: 34 Jason Street (Swist) for replacement of concrete steps with wood steps and railings - requesting a 10 day certificate
  8. Informal Hearing re: 45 Westmoreland Ave. (Rodger) for replacement of gutters and fascia boards
6. Other Business
  - a. Updated on Warrant Article regarding change of zoning in Mt. Gilboa/Crescent Hill Historic District
  - b. Update on Davidson property on Pleasant Street still has concrete blocks and should be removed
  - c. Update on proposal for document sign off at the end of the project.
7. OPEN FORUM

***Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.***

**8. REVIEW OF PROJECTS (See project list below)**

**Project List:**

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) –COHEN For Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
18. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
19. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
20. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
21. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
22. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
23. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
24. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
25. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
26. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
27. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
28. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
29. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
30. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
31. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
32. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
33. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
34. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
35. 34 Academy Street (Ellison – 13-69P) –Cohen for Penzenik – COA (windows, doors, deck)
36. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
37. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)

38. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
39. 111 Pleasant St. (Fredieu – 14-03P) – Hamilton for Nyberg - COA (Awnings)
40. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
41. 21 Oak Knoll (Donal – 14-06P) – Makowka CONA (side door)
42. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
43. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
44. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
45. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
46. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
47. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
48. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
49. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik – CONA (Windows)
50. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
51. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
52. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
53. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
54. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
55. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
56. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
57. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
58. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
59. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
60. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
61. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
62. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
63. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
64. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
65. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
66. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
67. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
68. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
69. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
70. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
71. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
72. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
73. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
74. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
75. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
76. 118 Pleasant Street (Sirotov – 15-03P) ) - Makowka- CONA (Chimney Repair)
77. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
78. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
79. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
80. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
81. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
82. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
83. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
84. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)

85. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
86. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
87. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
88. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
89. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
90. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
91. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
92. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
93. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)
94. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
95. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
96. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
97. 178 Westminster Ave. (Strauss/Reich – 15-46M ) – Makowka – CONA (windows)
98. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
99. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
100. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
101. 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
102. 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
103. 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
104. 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
105. 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
106. 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
107. 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)
108. 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)
109. 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)
110. 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
111. 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)
112. 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
113. 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
114. 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
115. 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
116. 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
117. 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/
118. 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights)
119. 9 Raving Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps)
120. 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair)
121. 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change)
122. 59 Jason Street (Bouvier – 16-19J) –Cohen & Lipp for Nyberg – COA (New House Construction)
123. 12 Pelham Terrace (Berkowitz – 16-21P) – Makowka - CONA (roof)
124. 72 Crescent Hill Ave. (Lamont – 16-22M) – Makowka – CONA (roof)
125. 102 Crescent Hill Ave. (Rigby -16-23M) – Audin – COA (deck-doorway-railings)
126. 175 Pleasant Street (Migliazzo – 16-24P) – Barry – COA (garage addition)
127. 256 Pleasant Street (Smith – 16-25P) – Makowka – CONA (roof)
128. 11 Westminster Ave. (Sealine-Fitzgerald – 16-26M) – Makowka - CONA (fence)
129. 195 Pleasant Street (Avrahami-Hamel – 16-27P) – Makowka - CONA (vent)
130. 20 Maple Street (Kapinos – 16-28P) – Makowka - CONA (gutters and rear façade window)
131. 24 Jason Street (Johnson – 16-29J) – Makowka - CONA (roof)
132. 72 Crescent Hill Ave. (Lamont – 16-30M) – Makowka – CONA (chimney removal)
133. 139-141 Westminster Ave. (Entov – 16-31MD) – Makowka – DENIAL – DECK-RAILINGS
134. 742 Mass. Ave. (Jason Terrace LLC – 16-32J) – Makowka – COA (Stairs,Railing)
135. 7 Jason Street (Arl. Historical Society – 16-33J) – Makowka – CONA (gutters)

- 136.** 16 Avon Place (Sandstedt-Capodanno – 16-34A) – Barry – COA (addition)
- 137.** 53 Academy Street (Miller – 16-35P) – Makowka – CONA (a/c compressor)
- 138.** 23 Jason Street (Leary-Hammerman – 16-36J) – Lipp – COA (addition)
- 139.** 39 Russell Street (Donegan – 16-37R) – Makowka – CONA (wood trim)
- 140.** 147 Lowell Street (Mandell-Edmonds – 16-38M) – Makowka – CONA (porch rail, posts)
- 141.** 6 Russell Terrace (Meguerditchian – 16-39R) – Makowka – CONA (porch rail, stairs)
- 142.** 151 Lowell Street (Labow-Wong – 16-40M) – Makowka – CONA (Rear Window)
- 143.** 56 Jason St (Tanner – 16-41J) – Makowka – CONA (Window Repairs)
- 144.** 135 Pleasant St (Plumley-Clouth – 16-42P) – Makowka - CONA (Window)
- 145.** 59 Jason St (Bouvier – 16-43J) – Cohen & Lipp for Nyberg - COA (Deck)
- 146.** 140 Pleasant St (Haas – 16-44P) – Makowka - CONA (Steps)
- 147.** 141 Westminster Ave. (Estov – 16-45M) – Makowka - CONA (porch railings, posts, caps)
- 148.** 146, 148, 150 Pleasant St (Condo Assoc – 16-46P) – Makowka – CONA (Balcony, deck)
- 149.** 12 Russell St. (Caritas – 16-47R) – Makowka – CONA (Emergency Fire Escape, Siding, Soffits)
- 150.** 39 Russell Street (Donegan – 16-48R) – Lipp – 10 Day COA (Fiberglass Gutters)
- 151.** 28 Maple Street (Mahoney – 16-49P) – Barry – 10 Day COA (Fiberglass Gutters, Downspouts)
- 152.** 21 Jason Street (Green – 16-50J) – Capodanno – 10 Day COA (Windows, Door)
- 153.** 74 Pleasant St (St John's Episcopal – 16-51P) – Audin - 10 Day COA (Banner Hoisting System)
- 154.** 20 Maple Street (Kapinos – 16-52P) – Makowka - 10 Day COA (Rear Porch, Deck)
- 155.** 176 Pleasant St. (Seltzer – 16-53P) – Makowka - CONA (Door, Deck, Rail, Gutters)
- 156.** 17 Russell Terrace (Ferland – 16-54R) – Makowka - CONA (Roof)
- 157.** 20 Jason St. (Payne – 16-55J) – Makowka - CONA (Fence)
- 158.** 17 Russell St. (Makowka – 16-56R) – Lipp - COA (Driveway, Steps, Wall)
- 159.** 253 Pleasant St. (Crewe – 16-57P) – Makowka - COA (Gutters, Fascia)
- 160.** 20 Wellington St. (Mowbray – 16-58P) – Makowka - CONA (Gutters)
- 161.** 53 Academy St. (Miller – 16-59P) – Makowka - CONA (Chimney, Sun Porch Roof Repairs)
- 162.** 53 Gray St. (Lubar – 16-60P) – Makowka - CONA (Roof)
- 163.** 7 Pelham Terrace (O'Sullivan – 16-61P) – Makowka - CONA (Soffit, Roof, Window, Fascia, Bulkhead)
- 164.** 72 Jason Street (McNiff – 17-01J) – Makowka – CONA (Roof)
- 165.** 53 Academy St. (Miller – 17-02P) – Barry – COA (Fence)
- 166.** 74 Pleasant Street (Mahoney – 17-03P) – Makowka – CONA (Chimney)
- 167.** 194 Westminster Ave. (Greene – 17-04M) – Cohen – COA (Windows)

Meeting Adjourns